



_____ Route _____
Section _____
Project _____
Job No. _____
_____ County
Parcel No. _____

Owner(s) of Real Property: _____

Location of Property: _____

Pursuant to 735 ILCS 5/7-102.1, the following has been prepared in order to fully inform you of the details of the acquisition of (a portion of) your property as right of way for the proposed improvement/construction of _____
_____ Route _____.

The legal description(s) of the parcel(s) to be acquired is/are found on the attached instrument(s) of conveyance.

The amounts shown below are the full amounts of the approved values and are based on fair market value of the property. The fair market value of the part to be acquired is estimated without regard for any decrease or increase in the fair market value caused by the project for which the property is being acquired; however, the damage (benefit) to the remaining property, if any, is estimated with full consideration of the effect of the proposed improvement.

1. Existing Property:

Total area _____ (acres/sq. ft.) more or less
Highest and best use _____

2. Land to be Acquired in Fee Simple/Dedication:

New right of way _____ (acres/sq. ft.)
Existing right of way (when applicable) _____ (acres/sq. ft.)
Total right of way _____ (acres/sq. ft.)

3. Improvements and/or Fixtures to be Acquired:

4. Compensation for Land Acquired in Fee Simple/Dedication:

Fair market value of the _____ (acres/sq. ft.) to be acquired including all improvements as part of the whole property, based on an analysis of market data in the vicinity of the acquisition.
\$ _____

Damage to the remaining property as a result of the acquisition (if any) \$ _____

Total compensation for permanent right of way acquired in fee simple or by dedication \$ _____

Less cost of construction to be offset against total compensation \$ _____

Net compensation \$ _____

Benefits in the amount of \$ _____ have been estimated to the remaining property. These benefits have been offset against any possible damages but have not been offset against any part of the compensation for the part acquired.

5. Compensation for Easements Including Any Damages or Benefits:

Permanent Easements - _____ for _____ \$ _____
(acres/sq. ft.) (state purpose)

Temporary Easements - _____ for _____ \$ _____
(acres/sq. ft.) (state purpose)

Total compensation for easements (when applicable) \$ _____

6. Total Compensation for Entire Acquisition, which includes all interests in the land required for the highway improvement and damages to the remainder property, if any. (sum of 4+5) \$ _____

7. Personal Property (Not Being Acquired) located on the Proposed Right of Way:

You may want to retain and remove from the right of way some, or all, of the improvements included in the acquisition. If so, the following owner-retention values have been established for the improvements listed above in item 3, and the total of the owner-retention values for the improvements retained will be deducted from the total compensation.

Improvement	Owner-Retention Value
_____	\$ _____
_____	\$ _____
_____	\$ _____

Any agreement to retain such improvements does not convey with it a permit to move the improvements on, or over, any state highway. Mr./Ms. _____ will be happy to furnish information for your use in applying for a permit if one is needed.

District Engineer

On behalf of the Department of Transportation, Division of Highways, and as outlined in the above summary, I hereby offer you the sum of \$ _____ for the property described on the attached instruments free and clear of all claims of other parties, liens, taxes and encumbrances.

The above offer is contingent on the Illinois Department of Transportation adhering to 30 ILC5 105/9.02 which requires specific contracting authority for all procurement contracts in the amount of \$250,000 or more.

Realty Specialist

Date